108.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	649,700	/	649,700
USE VALUE:	649,700	/	649,700
ASSESSED:	649,700	/	649,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		DODGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEAHY TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	12 DODGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONROY RICHARD A -
Owner 2:	-
Street 1:	12 DODGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,265 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Clapboard Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7265.000	203,100		446,600	649,700
Total Card	0.167	203,100		446,600	649,700
Total Parcel	0.167	203,100		446,600	649,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.10 | /Parcel: 398.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	68786
GIS Ref	
GIS Ref	
Insp Date	09/04/18

!8457!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,200	0	7,265.	446,600	649,800	649,800	Year End Roll	12/18/2019
2019	101	FV	184,600	0	7,265.	452,900	637,500	637,500	Year End Roll	1/3/2019
2018	101	FV	173,600	0	7,265.	338,100	511,700	511,700	Year End Roll	12/20/2017
2017	101	FV	173,600	0	7,265.	306,200	479,800	479,800	Year End Roll	1/3/2017
2016	101	FV	173,600	0	7,265.	293,500	467,100	467,100	Year End	1/4/2016
2015	101	FV	172,800	0	7,265.	248,800	421,600	421,600	Year End Roll	12/11/2014
2014	101	FV	172,800	0	7,265.	236,000	408,800	408,800	Year End Roll	12/16/2013
2013	101	FV	172,800	0	7,265.	224,600	397,400	397,400		12/13/2012

PRINT

Date	Time
12/10/20	23:01:55

LAST REV

Date	Time
09/25/18	14:41:35
apro	
8457	

USER DEFINED

Prior Id # 1:	68786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONROY RICHARD	48068-32		8/29/2006		385,000	No	No		
	18964-339		4/1/1988		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/1994	227		5,000					12X8 ENCLOSURE

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	CC	Chris C
1/7/2009	Measured	372	PATRIOT
12/15/2006	MLS	MM	Mary M
10/28/1999	Meas/Inspect	256	PATRIOT
8/16/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7265		Sq. Ft.	Site		0	70.	0.88	5									446,563						446,600	

Total AC/HA: 0.16678 | Total SF/SM: 7265 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 446,563 | Spl Credit | Total: 446,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	125.685
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275908
Depreciation:	72840
Depreciated Total:	203068

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

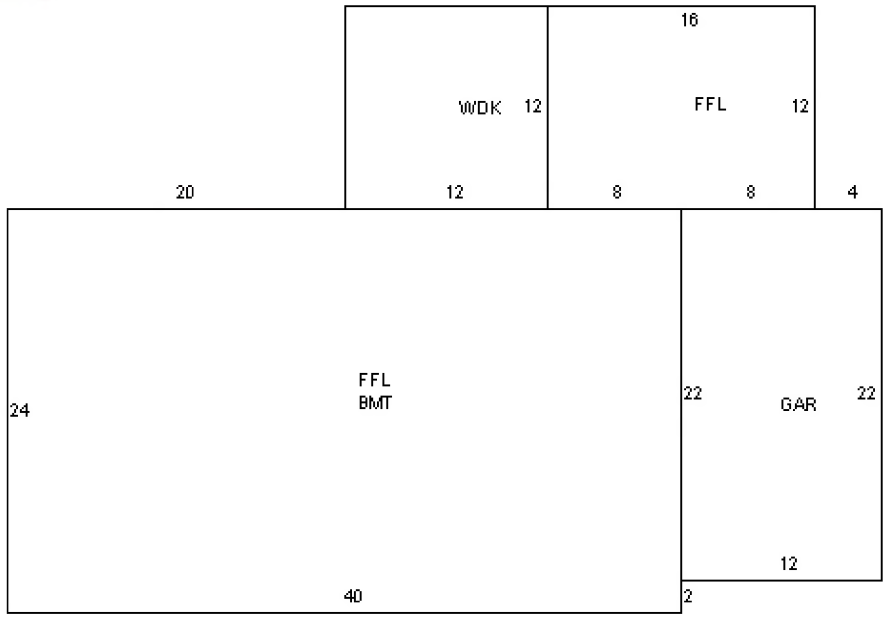
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	125.69
Special Features:	0	Val/Su Net:	80.60
Final Total:	203100	Val/Su SzAd	176.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	49.960	47,961
FFL	First Floor	960	125.690	120,658
GAR	Garage	264	23.980	6,331
FFL	First Floor	192	125.680	24,132
WDK	Deck	144	12.690	1,827

Net Sketched Area:	2,520			Total:	200,909
Size Ad	1152	Gross Are	2520	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	